

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL AND
EDINA PLANNING COMMISSION
HELD AT CITY HALL
SEPTEMBER 7, 2010
5:05 P.M.**

ROLLCALL Answering rollcall were Members Bennett, Brindle, Swenson and Mayor Hovland. Member Housh arrived at 5:10 p.m. Planning Commissioners present: Jeff Carpenter, Arlene Forrest, Michael Fischer, Michael Schroeder, Steve Brown and Kevin Staunton. Staff present: Heather Worthington, Interim City Manager; Cary Teague, Director of Planning; Kris Aaker, Assistant Planner; Jennifer Bennerotte, Director of Marketing & Communications; Roger Knutson, City Attorney; and Debra Mangen, City Clerk.

Mayor Hovland called the meeting to order and stated the purpose of the joint meeting was to review challenges and potential solutions for cities relative to issuance of variances since the June 2010 Supreme Court ruling which changed the definition of hardship and virtually eliminated the ability to grant variances.

Chair Fischer reviewed the Planning Commission's work to date on the Zoning Ordinance update. He outlined the Commission's goals over the next month relative to the proposed amendments to Edina's zoning ordinance. Director Teague noted that the proposed ordinances would deal with primarily three topics: 1) Non-conforming use/alternative setback ordinance, 2) Planned Unit Development ordinance, and 3) Driveway width ordinance. Mr. Teague explained that staff had reviewed approximately three years of data regarding variances issued within the City of Edina.

The Council, Planning Commissioners and staff discussed each proposed ordinance amendment and potential issues relative to each amendment. Issues included: setback for second story additions, height of structures, elevations of new vs. original structure, what happened if variances lapsed, tear downs, effect on modifications/additions to structures in flood plains or near storm water areas, ground water issue, need for Geo Science Engineer's data on remodels/additions, lot coverage, driveway width, permeable surface driveways, benefits and challenges of adopting a PUD ordinance, Sketch Plan Review process and the likelihood of the legislature enacting statute that would relieve the burden of the court decision.

Mayor Hovland adjourned the meeting at 6:30 p.m.

Respectfully submitted,

Minutes approved by Edina City Council, September 21, 2010.

Debra A. Mangen, City Clerk

James B. Hovland, Mayor